

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2014**

- 4. APPLICATION:** **Z14-033 (14335-00000-00544)**
Location: **2960 CRANSTON DRIVE (43017)**, being 15.07± acres located on the north side of Cranston Drive, 480± feet west of Sawtooth Lane (590-121717; Northwest Civic Association).
Existing Zoning: R, Rural, AR-12, Apartment Residential, and CPD, Commercial Planned Development Districts.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Apartment complex and park.
Applicant(s): JD NWCC, LTD.; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, Ohio 43215.
Property Owner(s): Board of Education of the City School District of Columbus, Ohio; 270 East State Street; Columbus, Ohio 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is developed with a former technical school in the R, Rural, and AR-12, Apartment Residential Districts. A portion of the parcel that is divided by Sawtooth Lane is zoned CPD, Commercial Planned Development District, and provides access from Sawmill Road. The requested L-AR-1, Limited Apartment Residential District, will allow a 252-unit apartment complex with approximately three acres of parkland dedication area.
- To the north is a condominium complex zoned in the PUD-8, Planned Unit Development District. To the east across Sawtooth Lane is mixed-commercial development in the CPD, Commercial Planned Development District. To the south is two-unit residential development in the AR-12, Apartment Residential District. To the west is single-unit residential development in the SR, Suburban Residential District.
- The site is located within the planning area of the *Northwest Plan* (2007). The Plan provides no specific land use recommendation for this site but includes a general recommendation that infill residential development be “consistent and compatible with the land use and density of the surrounding area.” While multi-unit residential development is appropriate at this location, Staff remains concerned about the density level, but its impact is mitigated by the use of two story buildings closet to Cranston Drive and the significant parkland dedication.
- The limitation text commits to a site plan, and includes provisions for maximum building height, pedestrian connectivity, landscaping, building materials and lighting restrictions.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval of the requested L-AR-1, Limited Apartment Residential District.

- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will allow a 252-unit apartment complex to be developed on approximately twelve acres, with three additional acres being dedicated to the City of Columbus as parkland. The over-all density including the park is 16.72 units/acre which is consistent with an ARLD District, but because the park will be a different parcel after dedication, the AR-1 District must be utilized to permit the proposed density on the development parcel. While multi-unit residential development is appropriate at this location, Staff remains concerned about the density level, but its impact is mitigated by the use of two story buildings closet to Cranston Drive and the significant parkland dedication.

DEVELOPMENT AND REDEVELOPMENT

INFILL DEVELOPMENT

For the most part the residential areas within the northwest are fully developed with a mixture of single-family and multi-family units. However, throughout the area there are pockets of undeveloped land and areas that could face redevelopment pressure in the future.

ISSUES

- ◆ Development proposals are not always compatible with the surrounding area in terms of density.
- ◆ Small infill development proposals often do not require a traffic impact study.

RECOMMENDATIONS

- ◆ **CONSISTENT AND COMPATIBLE.** Infill sites should develop in a manner that is consistent and compatible with the land use and density of the surrounding area.
- ◆ **OVERLAY.** If a planning overlay is applied to a portion of the area, then as land is annexed, the overlay should be applied to the newly annexed area.
- ◆ **TRAFFIC IMPACTS.** Broaden the scope. Where there are multiple infill development sites in close proximity, consider all developments together to determine the level of traffic impacts.
- ◆ **CONNECTIONS.** Provide vehicular, pedestrian and bicycle connections to surrounding area.
- ◆ **IMPROVEMENTS.** Consider applying a Tax Increment Financing tool (TIF) to the site to help fund needed infrastructure improvements.





Z14-033
2960 Cranston Drive
Approximately 15.07 acres
R, AR-12 & CPD to L-AR!

Development Text

Proposed District: L-AR-1

Property Address: 2960 Cranston Drive

Owners: Board of Education of the City School District of Columbus, Ohio

Applicant: Preferred Real Estate Investments II LLC

Date of Text: October 2, 2014

Application No: Z14-033 (143335-00000-00544)

1. **Introduction:** The subject site is located north of Cranston Drive, south of Sawdust Lane and west of both Sawtooth Lane and Sawmill Road. The majority of the site is located west of Sawtooth Lane, and a small portion of the site is located between Sawtooth Lane and Sawmill Road. The majority of the site is currently zoned AR-12, with the remainder of the site zoned R and CPD. There is a vocational school building located on the site, which is no longer in use. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment project.

The site is surrounded by several parcels with a number of different types of zoning, including, PUD and CPD to the north, AR-12 to the south, CPD and AR-12 to the east and SR to the west. With respect to the area of the subject site located west of Sawtooth Lane, property to the north has been developed with condominiums, property to the south has been developed with duplexes, property to the east has been developed as a strip-mall and property to the west has been developed with single-family homes. With respect to the area of the subject site located east of Sawtooth Lane, property to the north and south have been developed with commercial uses.

The site is ideal for L-AR-1 zoning because properties to the north and south of the site have been developed with similar multi-unit dwellings, the site will act as a transition from the single family homes located west of the site to the property to the east which is retail/commercial. In addition, the single family homes to the west of the site will be buffered from the planned improvements on the subject site by the Parkland Dedication Area (as that term is defined herein and which area is shown on the Site Plan attached hereto as Exhibit A).

The multi-family project will have little impact on existing roadways, and support services. In addition leisure activities, retail and commercial areas, and working environments are nearby.

2. **Permitted Uses:** Multi-family uses as shown on the “Site Plan” attached hereto as Exhibit A.

3. **Development Standards:**

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 252.

2. Maximum building height shall be 35'.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. There shall be an internal pedestrian pathway network constructed that will connect each of the proposed apartment buildings to an existing public sidewalk located along Cranston Drive. The developer will install crosswalks and signage where it is necessary to cross parking areas to connect to the internal pedestrian pathway network. There will also be sidewalks installed at the Sawtooth Lane entrance and along Sawdust Lane to connect to the public sidewalk on Sawmill Road. Subject to the review and approval of the Department of Public Service, the developer will install a crosswalk and signage on Sawtooth Lane, if warranted. Notwithstanding the foregoing, no sidewalks shall be constructed by the developer in the Parkland Dedication Area.
3. Right of way of 60' from the centerline of Sawmill Road shall be dedicated.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. The developer shall gift and dedicate an approximate 3 acre portion of the subject site to the City of Columbus Recreation and Parks Department (the "Parkland Dedication Area"). The Parkland Dedication Area, which is identified on the Site Plan attached hereto as Exhibit A, shall be gifted and dedicated in its current, as-is condition, without any obligation on the part of developer to provide landscaping or screening on any part of the Parkland Dedication Area.
2. Perimeter landscaping shall be installed as shown on the Site Plan attached hereto as Exhibit A. The perimeter yard shall be landscaped with deciduous, evergreen, or ornamental trees, totaling a minimum of 5 trees per 100 linear feet or fraction thereof. Trees can be randomly spaced to replicate a natural tree row or formally planted.
3. Fencing will be installed along the western property line to limit access from the parkland dedication area to the multi-family development and the storm water management area.

D. Building Design and/or Interior-Exterior Commitments.

1. Maximum height of light poles shall be fourteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.
4. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the parkland dedication ordinance by gifting and dedicating the Parkland Dedication Area, in its as-is, current condition, to the City of Columbus Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted site plan. The site plan may be adjusted slightly to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.



Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215

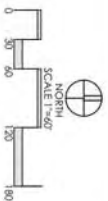


SITE PLAN

CRANSTON DRIVE

PREPARED FOR PREFERRED LIVING

DATE: 10.3.14



Faris Planning & Design

LAND PLANNING
3420 N. 25th Street
P.O. Box 487, 14844

LANDSCAPE ARCHITECTURE
COLUMBUS, OH 43215
www.farisplanninganddesign.com

Pine, Shannon L.

From: Rosemarie Lisko <rosemarielisko@sbcglobal.net>
Sent: Thursday, October 02, 2014 12:11 PM
To: Pine, Shannon L.
Subject: Z14-033 2960 Cranston Drive.

The vote for approval made by the Northwest Civic Association was 5 yes and 2 No.
Our only condition is for the developer to erect a fence which would prevent access by the public (especially children) to gain access to the retention pond. We think the pond is to[close to the parkland being proposed .

Rosemarie Lisko
Zoning Chair
Northwest Civic Association
985-1150